



30 NEW LANE

Neasham, Darlington, County Durham



GSC GRAYS

PROPERTY • ESTATES • LAND

30 NEW LANE

NEASHAM, DARLINGTON, COUNTY DURHAM DL2 1QR

THIS EXCEPTIONAL MODERN FAMILY HOME IS HIGHLY SPECIFIED THROUGHOUT AND BACKS ONTO FARMLAND IN AN EXCLUSIVE GATED CUL DE SAC LOCATION. THE ACCOMMODATION OFFERS FIVE DOUBLE BEDROOMS, ALL WITH EN SUITE FACILITIES, ALONG WITH A FULLY FITTED, OPEN-PLAN KITCHEN AND LIVING SPACE OVERLOOKING THE GARDENS AND FARMLAND BEYOND. THERE ARE ALSO TWO LARGE RECEPTION ROOMS AND AN INTEGRAL DOUBLE GARAGE

Accommodation

Vaulted Reception Hall • Modern, Open-Plan Kitchen with Central Island and Fitted Appliances • Open-Plan Living Room with Fitted TV and Sound System
Dining Room or Study • Family Room/Snug • Utility Room • Cloaks/W.C.

Luxurious Principal Bedroom Suite with Twin Walk-In Wardrobes and En Suite
Galleried Landing Space • Four Further First Floor En Suite Double Bedrooms

Externally

Double-Width Driveway • Double Garage with Twin Electric Doors
Landscaped Gardens • Large Summerhouse and Garden Store Patio • Terrace
Raised Composite Decking Terrace Enjoying Views



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Situation and Amenities

Neasham village lies along the bank of the River Tees, approximately five miles to the south east of Darlington. It has a traditional pub whilst the nearby villages of Hurworth and Croft on Tees provide a range of further amenities including a cafe, restaurant, doctors' surgery, schools, community centres, garages, hairdresser and barber, pubs, a convenience store, church and post office.

Dinsdale Golf Club is approximately 1 mile from the village and there is also a bus service which stops just outside the village and links with Hurworth and Darlington. The highly-regarded Rockliffe Hall is located a short distance away in Hurworth and is a 5-star hotel and spa boasting its own golf course.

Darlington 3 miles, Hurworth 1.3 miles, Middlesbrough 17.6 miles, Newcastle 43.6 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.

30 New Lane, Neasham

Positioned on the edge of the village overlooking the countryside, this impressive and thoughtfully designed home provides over 3,800 square feet of spacious, comfortable accommodation including the garages.

Built to exacting standards with modern family living in mind, the owners have carefully and meticulously created an attractive and high specification property that embraces the views.

The accommodation includes a wonderful, vaulted entrance hall, five large bedroom suites including a principal bedroom benefitting from twin dressing rooms, along with a luxurious bathroom.

On the ground floor, there is a range of reception rooms and a modern, open-plan family kitchen and living room with two sets of bi-fold doors, creating a large social space which offers unrestricted views over the farmland to the rear. Two further reception rooms provide flexible and comfortable options including a dining space if required along with a utility room and cloakroom. The ground floor is heated via the underfloor heating system.

Externally, the property is approached via a gated entrance to this small development. Positioned at the end of the close, the property benefits from no passing vehicles bar the occasional farm vehicle, dependant on the season.

The gardens offer something for everyone to enjoy having been extensively landscaped to include a raised composite decking area to sit and enjoy the views along with a private summerhouse to relax and unwind. The central lawn is surrounded by maturing plants and the low fencing at the rear maintains the far-reaching views.

The large, double width driveway leads up to the double garage with twin electric doors, cushioned flooring and an integral door to the utility: ideal for those occasional damp days to drop off your shopping or children.

Accommodation

The light-flooded reception hall with galleried landing above creates an incredible welcome and the owners will be leaving the carefully selected lighting to further enhance this first impression. Straight on from here leads through to the hub of the home: the open-plan, modern kitchen, dining and living area, which benefits from high-quality fixtures and fittings and a large central island. There is plenty of space for a large dining table, creating a perfect, sociable entertaining environment. The adjacent utility room keeps all the essentials neatly out of the way whilst also providing doors out to the gardens and space to kick off the muddy boots after a walk in the countryside. There is also an integral door to the double garage for the perfect convenience.





The living area offers flexibility and space for a variety of furniture layouts and benefits from a fitted stove along with a large TV and sound system. The views over the gardens and beyond are enhanced by the two sets of bi-folding doors, one of which opens into the glass garden room: a wonderful feature sheltering you from the breeze and bringing the outdoors inside. There is access out to the decking terrace, the perfect spot from which to enjoy the afternoon and evening sunshine.



A large study or separate dining room is positioned off the kitchen and benefits from an interconnecting door through to another large sitting room. Perfect for cosy nights in, this room is also accessed via the main entrance hall, as is the cloakroom and w.c.

The first floor galleried landing has space for furniture to sit and enjoy a good book. All five double bedrooms have access to their own luxurious en suite, ensuring both family and guests can have private space with room to relax and unwind. Two of the bedrooms share a Jack and Jill shower room with twin sinks.

The principal suite also has two dressing rooms and both a bath and shower, offering a sanctuary in which to relax in a peaceful and calming environment, perhaps with the Juliet balcony open to watch the sunset over the fields beyond.

Externally

The gardens are landscaped to provide a variety of seating options. The full-width decking terrace can be accessed directly from the living room and kitchen, creating the perfect entertaining space, whilst the timber summerhouse provides a little oasis overlooking the gardens: the ideal spot in which to sit, eat and drink with family and friends.



The glass garden room has sliding glass doors to two sides and bi-fold inner doors into the kitchen. This layout offers the ideal outdoor/indoor environment whatever the weather and opens up to the kitchen to create a wonderful entertaining space.



Garage and Parking

The double-width driveway leads to the integral garage with two electric doors and an immaculate cushioned floor along with a further door to the utility room.

Owners' Insight

Our owners have loved living at Neasham, enjoying both the space and privacy. The property has been finished to an exceptional standard and to their high specification and includes many extras to make life comfortable. The design embraces the views of the countryside whilst the interior layout will appeal to the modern family, offering a mix of open-plan, well-lit rooms and areas of privacy and relaxation.

Tenure

The property is freehold and will be offered with vacant possession on completion. There is a monthly community charge of £20 per month as a contribution to the upkeep of the private road.

Viewings

Strictly by appointment with GSC Grays.
Tel: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band G.

Services

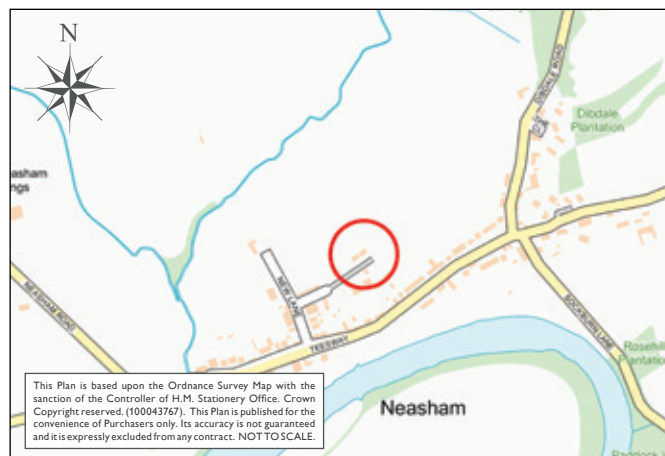
Mains electricity. Gas-fired under-floor heating on the ground floor with radiators on the first floor. Mains water and drainage.

what3words

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Wayleaves and Covenants

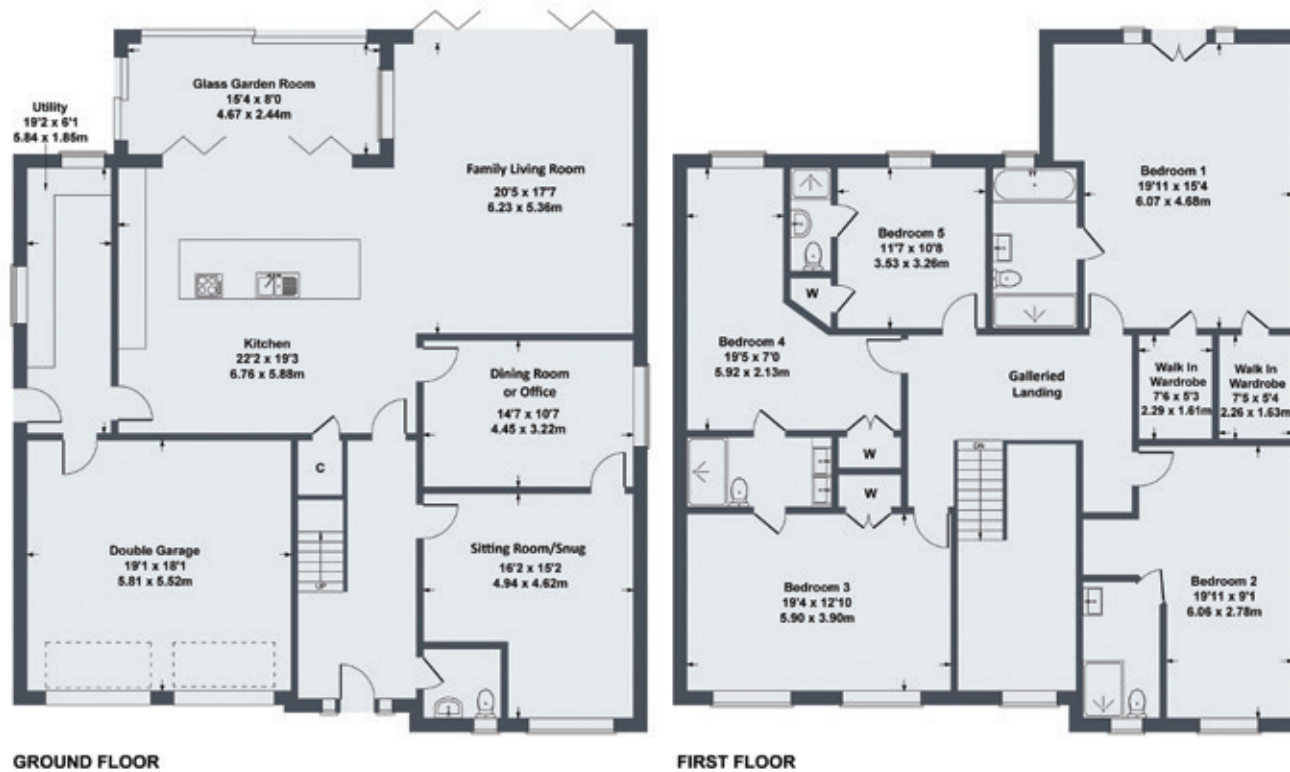
30 New Lane is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.





30, New Lane Neasham, Darlington, County Durham, DL2 1QR

Approximate Gross Internal Area
3853 sq ft - 358 sq m



GROUND FLOOR

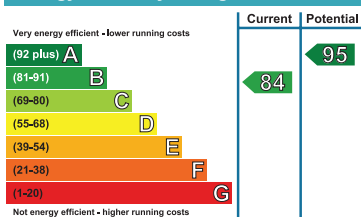
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating



DISCLAIMER NOTICE:

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2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: May 2025